

STEWART LAW FIRM
803 ROYAL OAKS
OXFORD, MISSISSIPPI 38655
662-234-6912

STATE MS. - DESOTO CO. *mc*
FILED

JAN 21 2 06 PM '03

STATE OF MISSISSIPPI

BK 436 PG 359
W.F. DAVIS CH. CLK. : FHA CASE NO. 283-016959

SPECIAL WARRANTY DEED

This Indenture, made this 3rd day of January, 2003, between MEL MARTINEZ, Secretary of Housing and Urban Development of Washington, D.C., party of the first part, (Grantor), and a(n) Paul LaChance party(ies) of the second part (Grantee),

Witnesseth, That the said party of the first part, for and in consideration of the sum of one dollar (\$1.00), and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledge, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain sell, alien, convey and confirm, unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described property situated in DeSoto County, State of Mississippi:

Lot 174, Section "D", MAGNOLIA ESTATES SUBDIVISION, situated in Section 35, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, as shown on plat of record in Plat Book 36, Pages 29-30 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second part, forever, in fee simple; and the said party of the first part specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through or under the party of the first part.

Subject to all covenants, restrictions, reservations, easements, conditions and right appearing of record; and **subject** to any state of facts an accurate survey would show.

This Deed not to be in effect until JAN. 3, 2003

In Witness whereof the undersigned has set his/her hand and seal as HUD Office, Atlanta, Georgia, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 F.R. 16106 (10/14/70), as amended.

PREPARED BY & RETURN TO:
STEWART LAW FIRM
POST OFFICE BOX 745
TUNICA, MISSISSIPPI 38676
662-363-1161 TELEPHONE
662-363-1184 FACSIMILE

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

Veronica Wedlow
Unofficial Witness

By: Cheryl Berry, as
Attorney-in-Fact

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 3rd day of January, 2003 within my jurisdiction, the within named Cheryl V Berry, who acknowledged that (he)(she) is Attorney-in-Fact under Power of Attorney recorded at Deed Book 93 at Page 243 in DeKalb County records and that in said representative capacity (he)(she) executed the above and foregoing instrument, after first having been duly authorized so to do.

Commission Expires: 5/05/04

[Signature]
Notary Public



Indexing instructions to the
Chancery Court Clerk of DeSoto
County, Mississippi, as per Section
89-5-33 MCA Annotated.

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Prepared by: Greg Stewart
Mississippi State Bar # 8772
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803 Royal Oaks
Oxford, Mississippi 38655
662-234-6912

Grantor's Address:
Best Assets/Citiwest JV
3420 Norman Berry Drive
Suite 600
Hapeville, Georgia 30354
404-768-1400
No Second Number

Grantee's Address:
Paul LaChance
10051 Riggan Drive
Olive Branch, DeSoto, Mississippi
901-359-8103
No second number